

Hills of Lake Mary Homeowners Association, Inc.
Board Meeting
Minutes from December 7, 2011

The Hills of Lake Mary Homeowners Association Board of Directors meeting was called to order at 6:30 pm at 260 North Country Club Road, Lake Mary at the Lake Mary Events Center, and a quorum was established with the following Board members present: Mario Pietrucci, James Kingsland, Linda Moss, Dennis Roehrich, Lynne Fitzgerald, and Terry Finley. The meeting notice is posted at the front entrances on the permanent sign. Anita Roberts represented the management company. There were no homeowners in attendance.

Linda Moss moved to appoint Terry Finley as Vice President. Dennis Roehrich seconded the motion which carried unanimously.

Review and Approve Minutes:

1. The minutes of the November 2, 2011 Board meeting were reviewed. Linda Moss moved to approve the minutes as presented. Lynne Fitzgerald seconded the motion which carried unanimously.

Treasurer Report:

1. James Kingsland reviewed the October 31, 2011 statement. The report was approved as presented.
2. Discussion was held on the collections. A Claim of Lien and a Release of Lien was presented for signature.
3. An Affidavit of Proof for Lien Foreclosure was presented for signature.
4. Discussion was held on the collections and management provided updates on the accounts that are currently at the attorney for collection action. The Board agreed to proceed with Lien Foreclosure on the following accounts: 261, 112, 195, 153, 254, 270, 199.
5. The Board agreed to send the Intent to Foreclose letter on account 36.
6. Discussion was held on requests for payment plans. Terry Finley made a motion to state at any time an account is at the attorneys office for collection and the owner wishes to set a payment plan, the Board will only accept a payment plan up to 12 months which shall include all fees and costs associated with the collection efforts. Linda Moss seconded the motion which carried unanimously by the Board. Management will advise the attorney of the Board decision to set a payment plan with Accounts 275, 1, and 11 for a period not to exceed 12 months.

Committee Reports:

Grounds and Maintenance:

1. Discussion was held on the landscape maintenance contract with regards to the irrigation checks. The Board agreed to have the landscaping company perform monthly checks of the irrigation per the contract and requested Dillard Irrigation return the irrigation key to management.
2. Discussion was held on the spray and fertilization contract. Per Landscapes of Florida, the new sod needs to have fertilization at an additional cost of \$75 per month. The Board requested the sod be treated on a quarterly basis.
3. Jim noted there are still weeds in the plant material at the Bright Meadow entrance.

Architectural Control Committee:

1. Linda Moss reported on the Architectural Activity for the month.
 - a. 446 Autumn Oaks – paint exterior of home. Approved

Violation Committee:

1. Discussion was held on the Hearing Report for the month. Seven properties were reviewed and the Hearing Committee recommended a fine against two properties as no corrective action has been taken. Two properties corrected the violations prior to the hearing date and the committee requested to hold on the other three as progress is being made with each property. The Board agreed to

accept the recommendations of the hearing committee and proceed with the fine against the two properties.

2. Management requested two properties be forwarded to the attorney for corrective action as they have not corrected the violations from the fine hearing. The Board agreed to send the properties to the attorney for corrective action.
3. Linda Moss reported on the mediation with 843 Bright Meadow and the owner has taken action per the agreement.

Website:

1. Discussion was held on the website and Dennis Roehrich will review the website and make the needed changes.

Unfinished Business:

1. Discussion was held on the Code Enforcement Hearing with regards to the retention areas. The retention ponds tracts have been mowed.

President's Report:

1. No report.

New Business:

1. The Board requested Premier Maintenance install holiday decorations at the entrance not to exceed \$300.00.

Open Forum:

There was no open forum.

The next meeting is scheduled for Wednesday, January 4, 2012 at the Lake Mary Events Center at 6:30 pm.

There being no further business to discuss, Linda Moss motioned to adjourn the meeting at 8:29 pm. Lynne Fitzgerald seconded the motion which carried unanimously.

Prepared by management for: Linda Moss, Secretary